

Project Application

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City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

☐ Conceptual Review

☒ Comprehensive Review

☐ Appeal

☐ Time Extension

☒ Community Plan Amendment

☒ Development Review

☐ Subdivision

☒ Zone Change

☐ Conditional Use Permit

☐ Variance

Project Information	Project Name	OAK CREEK BLVD DEVELOPMENT		
	Project Address	50/60 OAK CREEK BLVD	Parcel No. (APN)	408 08 053 408 08 054
	Primary Contact	MIKE REYNOLDS	Primary Phone	928 282 5542
	Email	MDETDEV@GMAIL.COM	Alt. Phone	928 301 5455
	Address	50 OAK CREEK BLVD	City/State/ZIP	SEDONA AZ 86336
Office Use Only	Application No	P218-00004	Date Received	11/6/18
	Received by	MK	Fee Paid	\$1175-

Project Description	ZONING CHANGE w/ THE DEVELOPMENT OF A QUAD PLEX
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

DEVELOPMENT OF PARCELS 408-08-053 AND 408-08-054**50/60 Oak Creek Blvd. Sedona, AZ 86336**

I am submitting this Letter of Intent to propose our desire to change our Zoning from RS10 to RM20 and develop our properties located at 50 and 60 Oak Creek Blvd. We would like to engage with the City of Sedona for initial planning and recommendations.

Having been long-time residents of Sedona, it is our wish to develop the properties as part of our retirement plan while keeping the City's best interest and best use at the core of the project.

After combining 50 and 60 Oak Creek Blvd. into one parcel, the intention is to build a 4800 sq ft, two story, 4 unit, long term lease apartments on the southern portion (60 Oak Creek Blvd.)

The residence on the northern portion (50 Oak Creek Blvd.) will remain as is (my residence) and in the future we plan to develop a 6th residence/apartment above the existing carport /storage building on 50 Oak Creek Blvd., as well as remodel our private residence by upgrading the kitchen and expanding the patio. During the initial development of the 4 apartments we plan to add strategic landscaping and fencing along the street and common borders that will keep and enhance the oasis feeling that I have worked hard to create over the years.

The 2 lots which will be joined as one parcel are nestled between commercial businesses, which currently create an abundance of noise, as well as traffic, such as the parking on the street being utilized by neighboring businesses. This presents a challenge to developing a comfortable living space for residents. We are entertaining the idea of adding parking and a sidewalk along Oak Creek Blvd. This would mean adding a contiguous culvert and a sort of in and out parking/sidewalk arrangement with landscape islands or bumps with low maintenance trees among the parking spaces. There is 200 feet of street front property, so we should be able to get 3 to 4 parking spots with good landscaping in between. We need to delineate and work with the engineering department before this becomes part of the plan as we wish to help the parking situation, slow/improve traffic somehow, keep drainage functional and prepare for a sidewalk connection with 89A along adjacent properties.

Our plan is to configure the buildings and landscaping to mitigate as much noise as possible with while adding privacy that does not currently exist. This will also buffer the very noisy car wash from other residents in keeping with the community plan and our transitional use designation.

The initial plans take into consideration the need for affordable, workplace housing as well as residential curb appeal with hidden carports/parking in the rear set back area. Half of the parking will be covered, and we are considering the possibility of solar panels as the cover. Storage for the units will be built between the carport spaces and act as privacy. The current property contains many shade and fruit trees as well as an organic garden and beautiful lawn, all of which

lend an uncommon “oasis” feeling in the heart of Sedona. It is critical to the project to maintain this type of peaceful-feeling living environment.

One of the assets of this site is its convenient location, within walking distance to most major grocery, retail, medical and entertainment facilities. This assists residents that lack personal transportation and is in keeping with the community plan for “pedestrian traffic”. We hope to foster this with the addition of sidewalks and a spot for bicycle storage/parking and encourage foot traffic as proposed in the community plan.

In summary: as the “transitional area designation” for properties along 89A has changed over the years, it has always maintained the premise of a buffer zone between commercial and residential development. We feel that we are in keeping with that plan but add the caveat that any suggestions to protect and promote the neighborhood feeling would be considered.

We look forward to meeting with you to discuss any recommendations that you have for us to proceed.

Enclosed is an initial draft of the site proposal and neighborhood letter.

Thank you,

Mike Reynolds

Mike Reynolds

50 Oak Creek Blvd.

Sedona, AZ 86336

Ph and Fax: (928) 282-5542

mreydev@gmail.com

Sedona Community Development

102 Road Runner Dr

Sedona AZ 86336

November 1, 2018

RE: Oak Creek Boulevard Development review

Dear Sirs,

It does not appear that Alternate Standards will be needed for this application as Per LDC 903.02 – A-1. The building falls below the Imaginary 25ft Horizontal plane measured vertically from the highest-grade point in the Building envelope. Also, per 903.02 – C, measuring from the Gabel (3.5:12 pitch) Maximum building Height of 22ft the peak of the roof on the north side is 3'ft above the 22ft mark and the peak of the roof on the south side is 4'8" above the maximum height of 22ft. Both conditions indicate we need not apply and alternate Standards.

Please note that the maximum unrelieved bldg. plane is 380sf (+5) and the LRV% is 24.3% (+2)

Sincerely

Mike Reynolds

BUILDING COLORS

Chocolate Milk
VR098B

Black Hills Shadow
VR094A

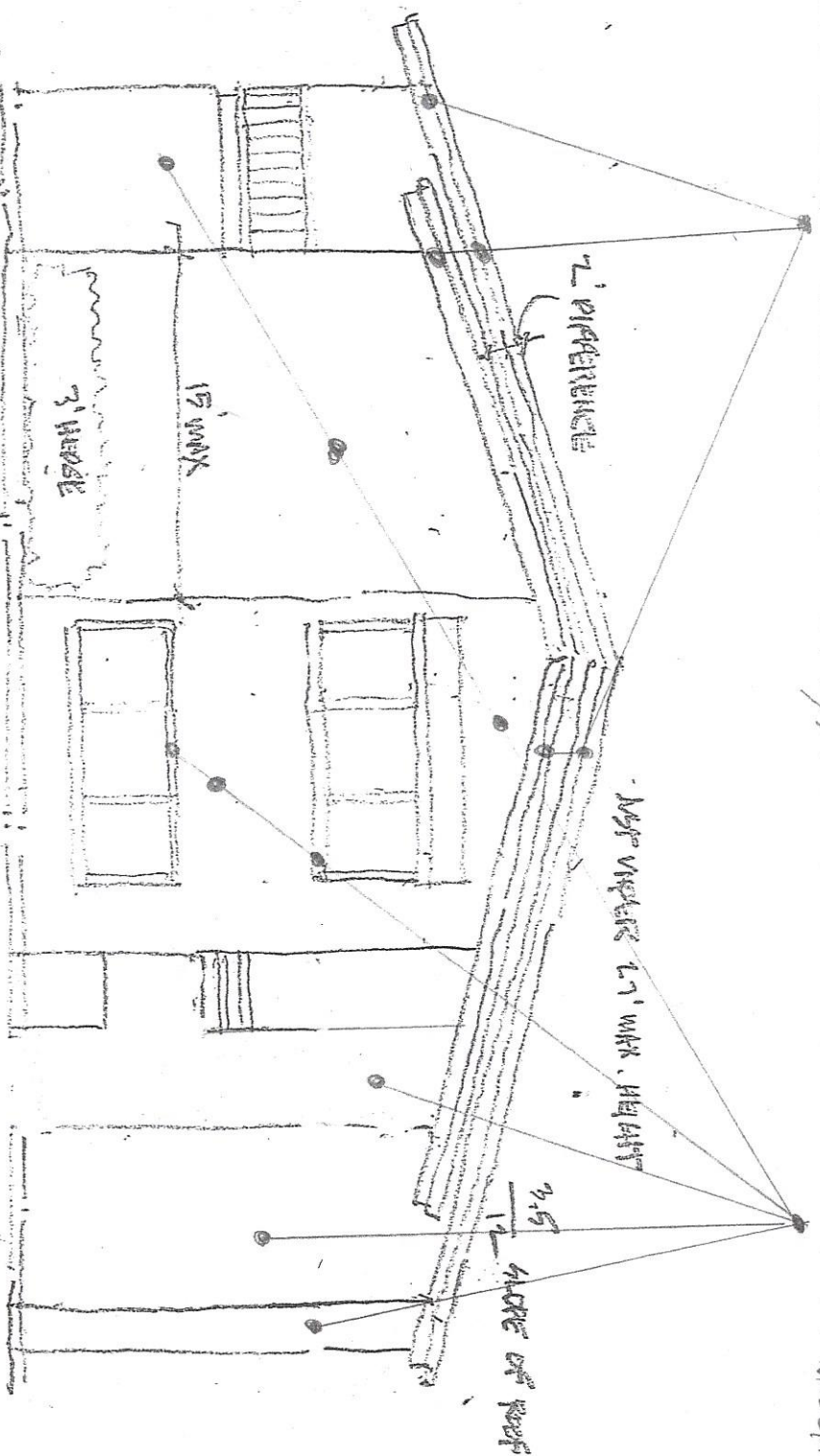
DARK BROWN ACCENT COLOR LVR 8.7B

ALL FASCIA, ROOF CH, RAILINGS
VALSPAR - BLACK HILLS SHADOW - VR094A

BLDC COLOR - MEDIUM BROWN LVR 24.4

ALL STUCCOED EXTERIOR WALLS
OR STUCCOED BLDG SURFACES

VALSPAR - CHOCOLATE MILK
VR098B



SPRINT ELEVATION 1/8"=1'-0"